FAO Jack Nevan
Electronic copy only

Planning Department
Manchester City Council
PO Box 532
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9488 | SIM, Combined Projects
25/07/2025

Dear Jack,

Buttress

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New Warehouse, Science and Industry Museum, Liverpool Road, Manchester, M3 4FP – Application for discharge of Conditions 17a attached to Listed Building Consent Ref: 138261/LO/2023

Please find enclosed application for full discharge of Condition 17a attached to this Listed Building Consent Ref:138261/LO/2023. This listed building consent relates to the '*Listed building consent for Phased refurbishment works, with Phase 1 including full replacement of the roof with new insulation, downpipes and gutters, access gantries and ladders and revised rooflight arrangement, fabric repairs and decoration works to the facades…' as detailed within the decision notice.*

The Applicant is the Science and Industry Museum (on behalf of the Science Museum Group (SMG).

Note: Condition 17a has already previously been fully discharged (CDN/25/0240), however a full re-submission has been provided following the inclusion of an additional works package 'Low Level Basement Lightwell Grilles'.

Buttress is a trading name of Buttress Architects Ltd. Registered in England and Wales number: 5363573

Condition 17a

This application seeks to fully discharge Condition 17a.

17a) Notwithstanding the details as set out in condition 2 above, in any cases where the specification of works is not sufficiently details at present, or in situations where there is a proposed department from the specification, updated contractors' method statements shall be submitted to and approved by the City Council as Local Planning Authority. These shall be discharged in parts as and when required along the process of the works being undertaken. The approved details shall then be implemented as part of the development.

To discharge Condition 17a, multiple photograph(s) / drawing(s) / data sheet(s) have been provided, and include the following:

Note: items i & ii below, have previously been submitted and discharged in full. Reference CDN/25/0240.

i) External Paint Decoration

- drawing ref '9488 - NW (05) 001 - Elevations as Proposed - (paint colour notes 12.03.25)' as discussed onsite on the 11.02.2025
- ref 'Photo - NWH paint sample RAL 7016' inspected onsite on the 11.03.2025

The above was discussed and inspected insitu by the case officer and conservation officer onsite during visits held across the following dates, 11.02.2025 & 11.03.2025 and was agreed as being accepted.

ii) Ridge Tile Mastic

- ref 'Photo - NWH ridge seal sample' inspected onsite on the 11.02.2025
- Data sheet – 'Arbo-Arbosil-1096-Technical-Data-Sheet-2'

The above was discussed and inspected insitu by the case officer and conservation officer onsite during visits held across the following dates, 11.02.2025 & 11.03.2025. following request from MCC for additional commentary and data sheets to be provided from the contractor, MCC confirmed that they were satisfied that the proposed mastic seal would not cause harm and would be aesthetically subtle and therefore happy to proceed on this basis, confirmed via email on 04.03.2025.

The following item (iii) has been added, as an additional piece of work to Condition 17a.

iii) Low Level Basement Lightwell Grilles

This item is with respect to the existing ferrous basement lightwell grilles currently installed across the south elevation of New Warehouse. The grilles are embedded within the building fabric, severley limiting access to undertake and carry out routine maintenance tasks to the windows, louvres and vents beyond. It is therefore proposed to adapt and modify the existing grilles, so that they can be readily temporarily removed and reinstated.

The above has been discussed onsite with the case officer and conservation officer during one of the regular monthly site visits, specifically the 01.07.2025, which was summarised via email correspondence issued the same day.

- email correspondence - New Warehouse - low level grilles (1of2)
- 25-051 SIM Lap Proposal

Following this, it was agreed to undertake a single sample, to allow for removal of one grille to inform the method statement for the full works package.

This has been undertaken, with the scope of works and method statement developed to match the findings, which have been presented to the case officer and conservation officer via email correspondence.

- email correspondence - New Warehouse - low level grilles (2of2)
- ref 'Photo - NWH low level grille removed'
- ref 'Photo - NWH low level grille removed (left)'
- ref 'Photo - NWH low level grille removed (right)'

The case and conservation officer both support this proposal and have confirmed that they are content with the scope of works / method statement, included within the above email correspondence.

Summary

This application seeks the full discharge of condition 17a attached to ref: 138261/LO/2023 as described and detailed above.

We trust this application is in order and is an accurate representation of prior discussions / correspondence and request the Local Planning Authoritys written consent that the enclosed information is sufficient to allow the full discharge of these conditions.

Yours sincerely

[redacted]

Alex Scrimshaw | Associate

for **Buttress**

Enc.